



WHITNEY EAST
A PORCH LIGHT COMMUNITY

INCLUDED FEATURES

FOUNDATION

- 12 course basement foundation
- Vinyl two course basement windows
- Dimple-board membrane waterproofing with asphalt emulsion on foundation walls
- Interior and exterior perimeter drain tiles
- Floating bsmt floor slab with expansion joints
- Fully insulated walls with perforated wrap
- Basement egress window (1)

FRAMING

- Quality hem fir lumber
- 2 x 6 walls at 24" OC for energy efficiency
- ¾" Dry Max subfloor, glued and nailed (lifetime limited warranty)

ENERGY SAVING FEATURES

- Vinyl low E, argon gas filled, high efficiency thermal pane windows
- Tyvek house wrap under siding for superior energy efficiency
- R-21 fiberglass sidewall insulation
- R-38 fiberglass ceiling insulation
- 13 SEER central air conditioning
- 95% energy efficient forced air gas furnace with integrated whole house humidifier
- 50-gallon electric hot water tank

ELECTRICAL

- Custom designed lighting layout
- Electrical fixture allowance
- 6 LED recessed lights
- Ground fault interrupter circuit for kitchen, bath, basement, exterior and garage outlets
- 4 cable or phone outlets
- 200-amp electrical service
- Smoke and carbon monoxide detectors hardwired with battery back-up
- 2 exterior weatherproof outlets
- Overhead garage door openers & keypad
- Fairport Electric

INTERIOR DETAILS

- 9' and vaulted ceilings on first floor (plan specific)
- Front door handle set with deadbolt
- Variety of interior door styles
- Hardware lever style with a choice of finish and style
- Ventilated free-slide wire mesh shelving in closets and pantry
- Choice of 3 wall paint colors
- Choice of contrasting trim paint color
- 3 ¼ window & door casing
- Crown molding in study (plan specific)
- 5 ¼ baseboard throughout

FLOORING

- 3 ¼" solid hardwood floors in foyer, kitchen, dining, and mudroom
- Ceramic tile floors in bathrooms and laundry
- Choice of carpet with 8lb pad in all other areas

KITCHEN & BATHS

- Customizable kitchen & baths
- Kitchen granite allowance
- Under-mount stainless steel sink in kitchen
- Single level faucet in kitchen with sprayer
- Waterline for ice maker
- Insinkerator Badger V garbage disposal
- Widespread faucets for double sinks in master bathroom
- Elongated, comfort height commode in master bathroom
- Master bath shower walls tiled with fiberglass base, and glass swing door
- One-piece fiberglass tub/shower in main bath
- Shut offs on supplies to all fixtures
- Appliances allowance (range, dishwasher, micro/hood)
- Choice of gas or electric cook top

FIREPLACE

- Montigo H34 direct vent gas
- Painted mantle with choice of design
- Granite surround

EXTERIOR DETAILS

- Smart trim posts and trim details
- Low maintenance vinyl siding and shakes
- 30-year architectural roof shingles
- Aluminum fascia & vinyl soffits
- Aluminum seamless downspout and gutter system connected to storm sewers
- 2 exterior frost-free hose bibs
- Matching neighborhood mailboxes

LANDSCAPING & UTILITIES

- Lot fine graded with topsoil & hydro seed
- Concrete front walk
- 2" asphalt binder driveway
- Underground utilities
- \$1,000 landscape match package for front yard